176.0	0005	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	564,300 /	564,300
					USE VALUE:	564,300 /	564,300
					ASSESSED:	564,300 /	564,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
93		SYLVIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KATZ KARA E
Owner 2:	KELLEY RICHARD JR
Owner 3:	
Street 1:	93 SYLVIA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ZHENG YINGING -
Owner 2:	-
Street 1:	93 SYLVIA ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,325 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1880, having primarily Vinyl Exterior and 1187 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

Beatrice T Ke

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3325.000	200,500		363,800	564,300
Total Card	0.076	200,500		363,800	564,300
Total Parcel	0.076	200,500		363,800	564,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 475.50 | /Parcel: 475.5

Legal Description

User Acct 118330

GIS Ref

GIS Ref

Insp Date 07/30/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 176.0-0005-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	200,500	0	3,325.	363,800	564,300	564,300	Year End Roll	12/18/2019
2019	101	FV	178,200	0	3,325.	358,600	536,800	536,800	Year End Roll	1/3/2019
2018	101	FV	178,200	0	3,325.	275,500	453,700	453,700	Year End Roll	12/20/2017
2017	101	FV	178,200	0	3,325.	259,900	438,100	438,100	Year End Roll	1/3/2017
2016	101	FV	178,200	0	3,325.	239,100	417,300	417,300	Year End	1/4/2016
2015	101	FV	167,800	0	3,325.	223,500	391,300	391,300	Year End Roll	12/11/2014
2014	101	FV	167,800	0	3,325.	205,800	373,600	373,600	Year End Roll	12/16/2013
2013	101	FV	167,800	0	3,325.	205,800	373,600	373,600		12/13/2012

!13756!

PRINT

Date	Time
12/11/20	03:40:10

LAST REV

Date	Time
07/16/20	11:09:01
mmcmakin	
13756	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZHENG YINGING,	74827-31	1	6/5/2020	Mult Lots	568,000	No	No		
CHEN YU,	72019-528	1	12/17/2018	Estate/Div	1	No	No		
KELLEY FRANCIS	68956-367		3/1/2017	Mult Lots	500,000	No	No		
KELLEY FRANCIS	48334-76		10/18/2006	Family	99	No	No		Francis E Kelley dod 8/24/2016
	9024-532		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/16/2020	SQ Mailed	MM	Mary M
7/30/2018	Meas/Inspect	BS	Barbara S
11/18/2016	Measured	DGM	D Mann
10/24/2008	Meas/Inspect	189	PATRIOT
1/5/2000	Meas/Inspect	243	PATRIOT
12/1/1981		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	118330
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3325		Sq. Ft.	Site		0	70.	1.56	6									363,825						363,800	

Total AC/HA: 0.07633 | Total SF/SM: 3325 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 363,825 | Spl Credit | Total: 363,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1880	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	173.745
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	290545
Depreciation:	90069
Depreciated Total:	200476

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 6 | BRs: 3 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

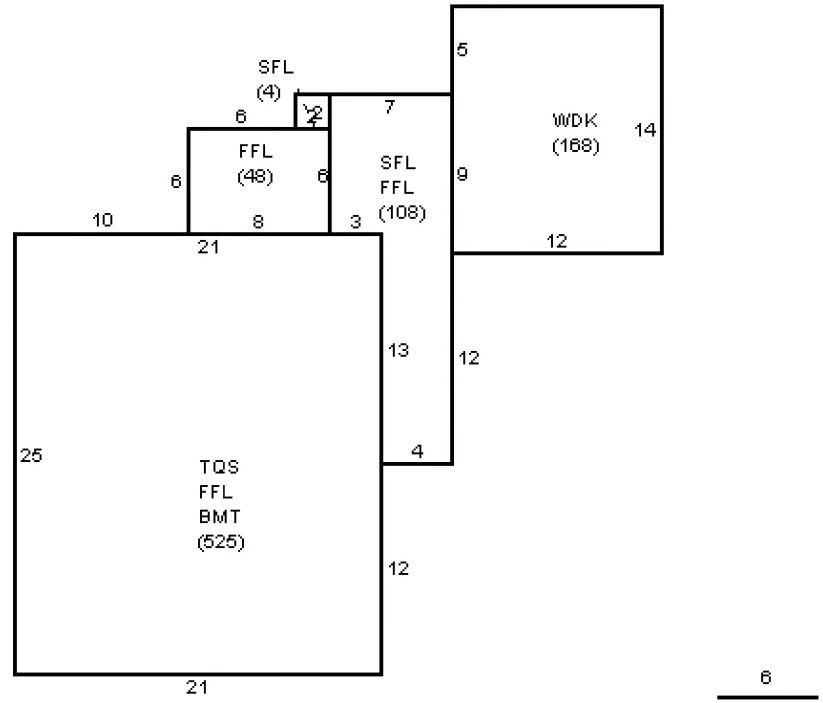
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	173.75
Special Features:	0	Val/Su Net:	106.65
Final Total:	200500	Val/Su SzAd	168.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	573	173.740	99,556
BMT	Basement	525	52.120	27,365
TQS	3/4 Story	394	173.740	68,412
WDK	Deck	168	11.830	1,988
FFL	First Floor	108	173.750	18,764
SFL	Second Floor	108	173.750	18,764
SFL	Second Floor	4	173.740	695
	Net Sketched Area:	1,880	Total:	235,544
Size Ad	1186.75	Gross Are	2011	FinArea 1187

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

176.0-0005-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	101						

More: N | Total Yard Items: | Total Special Featues: | Total: